



THE OLD STORE, GEORGE STREET,
PORTISHEAD, BS20 6TD

GOODMAN
& LILLEY



AN ATTRACTIVE STONE-BUILT THREE BEDROOM DETACHED PERIOD COTTAGE IN NEED OF MODERNISATION AND PRESENTS THE OPPORTUNITY TO CREATE A COMFORTABLE CHARACTER FAMILY HOME ON THE FRINGES OF PORTISHEAD.

Upon entering the property, you are welcomed by an inviting entrance hall that leads into the spacious kitchen/breakfast room. This area provides the perfect space for culinary delights and family gatherings, with ample room for a breakfast table and chairs. The kitchen can be easily be transformed into a contemporary haven, tailored to your personal tastes and preferences. Continuing through the property, you will discover a generously sized living room on the same floor, offering a versatile space for relaxation and entertainment. The abundance of natural light flooding through the windows enhances the warm and inviting atmosphere, creating a cosy haven to unwind in.

Venturing up to the first floor from the kitchen/breakfast room, you will find three bedrooms, each offering a tranquil retreat and space to grow into. These rooms provide also ample space for comfortable furnishings and offer the potential to be transformed into stylish and personalised spaces. Additionally, a conveniently located shower room serves this floor, providing a practical and functional space for everyday use.

Outside, the garden is small yet promising. Here, you can indulge in the joys of outdoor living with a little creativity and green fingers, this delightful outdoor space can be transformed into a tranquil oasis.

Although the property is in need of modernisation, this presents an exciting opportunity for those with a vision to create their dream home. With the right touch, this period conversion has the potential to become a stunning residence that perfectly blends modern comforts with traditional charm.

The property offers a convenient and quiet location, with ease of access to both Portishead High Street, Clevedon and the M5 Motorway network, making this property the ideal choice for the city professional or retiree. For the family buyer, the location lies within walking distance to both local primary and secondary schools which is sure to appeal.

Goodman & Lilley anticipate a good degree of interest due to its location and potential. Call us today on 01275 430440 and talk with one of our property professionals to arrange an internal inspection.

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: D

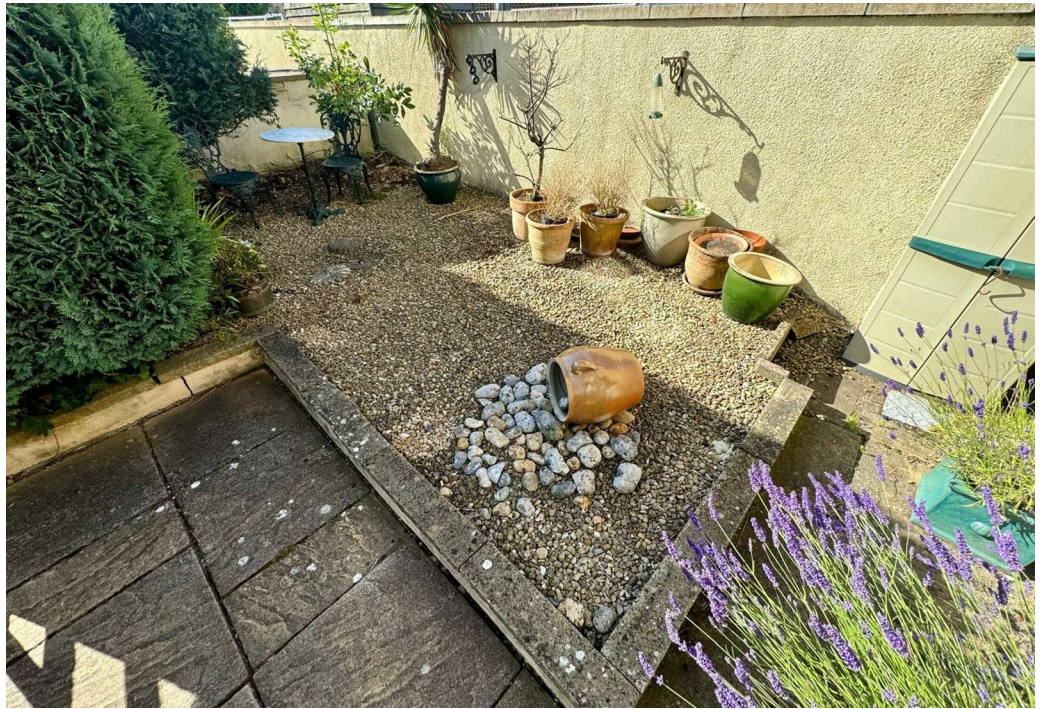
Services: Electric, Water, Gas, Mains Drainage.

All viewings strictly by appointment with sole agent Goodman & Lilley: 01275 430440

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- Detached Stone Built Cottage
 - In Need Of Modernisation
 - Rural Fringes Of Portishead
 - Allocated Parking Space
 - Three Bedrooms
 - Cottage Style Garden
 - No Onward Chain
 - Viewings By Strict Appointment

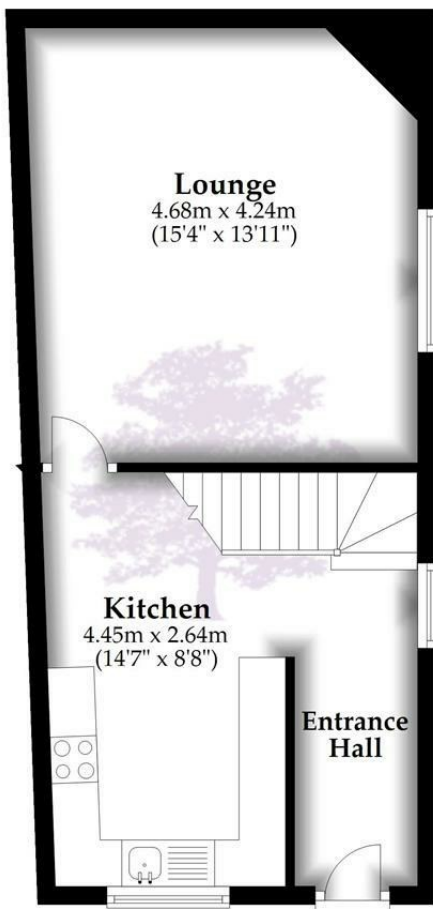


GUIDE PRICE £275,000



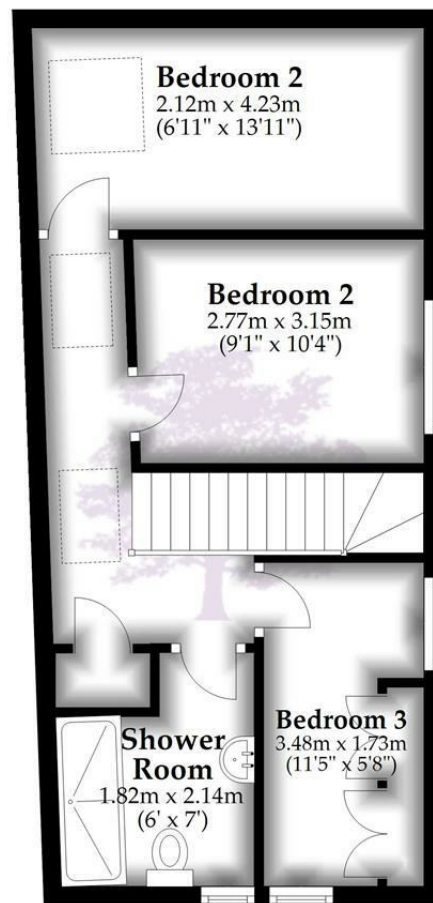
Ground Floor

Approx. 37.6 sq. metres (404.3 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.2 sq. feet)



Total area: approx. 75.1 sq. metres (808.6 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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